



## STAFF REPORT

### BARTHOLOMEW COUNTY PLAN COMMISSION (January 13, 2016 Meeting)

**Docket No. / Project Title:** MA/P-15-02 (Driftwood Center Section 1, Replat of Lot 7)  
**Staff:** Allie Keen  
**Applicant:** Edin-Apple, LLC  
**Property Size:** +/- 30.66 Acres  
**Current Zoning:** CR (Commercial: Regional & I-1 (Industrial: Light)  
**Location:** North and south sides of Hartman Drive on the west side of US 31, in German Township.

#### Background Summary:

The applicant has indicated that the proposed subdivision is for the purpose of revising the preliminary plat for Driftwood Center Section 1 in order to create 1 additional lot. The new lot would be the north half of Lot 7, which is currently occupied by Applebee's. A key feature of the original Driftwood Center approval is a very specific traffic pattern that allows traffic to enter from the frontage road but only exit from Hartman Drive. The applicant is not proposing any traffic pattern changes with the revised preliminary plat.

#### Key Issue Summary:

The following key issue(s) should be resolved through the consideration of this application:

1. Is the proposed creation of the new lot consistent with the original approval and the Subdivision Control Ordinance?
2. Should the existing access to the frontage road be narrowed to one lane in order to discourage traffic from existing back onto the frontage road?

#### Preliminary Staff Recommendation:

Approval, the proposed revision to the preliminary plat includes only 1 additional lot within an identified development district of the Comprehensive Plan. The approval shall be subject to the following conditions:

1. All traffic shall exit from Lots 6, 7A, 8A, 9, and 11 onto Hartman Drive. The frontage road shall only provide entry to these lots.
2. The access point serving lots 7A and 11 from the frontage road shall be narrowed to 15 feet in width to discourage motorists from exiting onto the frontage road.
3. A "Do Not Enter – Exit West to US 31 via Hartman Drive" sign shall be installed at the frontage road entrance for Lots 7A and 11 that indicates that it is entry only from the frontage road.
4. Sidewalks shall be installed along the frontage of Lot 7 (now lots 7A and 11), consistent with the approved Applebee's site plan (B/ZC-14-20-Oct.) site plan along the Hartman Drive and the frontage road frontages prior to the approval of the next final plat (including that for this additional lot) within the Driftwood Center major subdivision.
5. All pavement markings on Lot 7 (now Lots 7A and 11) shall be removed except for one pointing to the west located at the frontage road entrance, prior to the approval of the next final plat (including that for this additional lot) within the Driftwood Center major subdivision.

**Plan Commission Options:**

In reviewing a request for major subdivision approval, the Plan Commission shall (1) approve the request if the proposal meets the minimum standards of the Subdivision Control Ordinance, (2) deny the request if the minimum standards of the Ordinance are not met and appropriate modifications are not obtained, or (3) continue the request to gather further information or otherwise as provided by the Plan Commission Rules of Procedure (per Subdivision Control Ordinance Section 8-114).

**Modification Decision Criteria:**

Indiana law and Bartholomew County Subdivision Control Ordinance Section 8-114 require that the Plan Commission approve all subdivisions which meet the applicable requirements. Section 8-119 of the Subdivision Control Ordinance indicates that the Plan Commission may grant a modification of the requirements of the Ordinance upon the determination that each of the following is true:

1. The modification will not be detrimental to the public health, safety, and general welfare.
2. The modification will not adversely affect adjacent property.
3. The modification is justified because of exceptional topographic or other physical conditions unique to the property involved, as opposed to mere inconvenience or financial disadvantage.
4. The modification is consistent with the this and other applicable ordinances, and the Comprehensive Plan.
5. The condition necessitating the modification was not created by the owner or applicant.
6. The modification will not conflict with the requirements of the Zoning Ordinance including but not limited to lot area, lot frontage, lot width, and setback(s).

**Outstanding Technical Comments:**

The following outstanding technical comments must be addressed by the applicant: None.

<b>Current Property Information (entire subdivision site):</b>	
<b>Land Use:</b>	Commercial and Industrial, Lot 7 has been recently developed as a restaurant (Applebee's) on the south side of the lot.
<b>Site Features:</b>	Commercial and Industrial buildings, parking, and landscaping.
<b>Flood Hazards:</b>	The southern corner of Lot A2B is located within the 100-year and 500-year floodway fringe.
<b>Special Circumstances:</b> (Airport Hazard Area, Wellfield Protection Area, etc.)	There are no special circumstances at this location.
<b>Vehicle Access:</b>	This property gains access primarily from Hartman Drive (Subdivision Street). There is a frontage road that provides access to lots 6, 7, 8A, and 9. The final plat for these properties limits properties to entering only from the frontage road and exiting onto Hartman Drive. This frontage road will also provide access to the proposed new lot (Lot 11).

<b>Surrounding Zoning and Land Use (entire subdivision site):</b>		
	<b>Zoning:</b>	<b>Land Use:</b>
<b>North:</b>	AG (Agriculture: General)	Recreation (Driftwood RV Park)
<b>South:</b>	CR (Commercial: Regional)	Commercial (Gas Station, Vic's Antiques) Agricultural Field
<b>East:</b>	Edinburgh/Bartholomew/Columbus Joint District Jurisdiction	Commercial (Edinburgh Outlet Mall)
<b>West:</b>	AG (Agriculture: General)	Recreation (Blue's Canoes & Driftwood RV Park)

<b>Interdepartmental Review:</b>	
<b>County Highway Engineer:</b>	<ol style="list-style-type: none"> <li>1. The initial drainage plan included the second building site, so the drainage is adequate for the proposed preliminary plat.</li> <li>2. As suggested at the previous Plan Commission meeting, County Highway would like the entrance off the frontage road to be narrowed to help reduce traffic coming out to the east, as well as signage and pavement markings. I believe a width of 15 feet would be enough to allow delivery trucks but still discourage exiting onto the frontage road.</li> </ol>
<b>Health Department:</b>	No comments.
<b>County Fire Inspector:</b>	No comments.

### **History of this Location:**

The relevant history of this property includes the following:

1. In April of 1990, a concept plan for the Driftwood Center, Section 1 Major Subdivision (MA/C-90-2) that included a total of 8 commercial lots on approximately 24.5 acres was approved by the Bartholomew County Plan Commission. The Plan Commission approved the concept plan but expressed concern regarding the existing frontage drive not being labeled as "entry only".
2. In May of 1990, the preliminary plat (MA/P-90-3) for Driftwood Center Section 1 was approved with 13 conditions. One of the conditions stated that the existing frontage road be shown as an access easement. The preliminary plat also included notations stating that the frontage road only provided entry to the lots and no exit.
3. In May of 1991, a final plat (MA/S-91-4) for Driftwood Center received secondary approval. The final plat was consistent with the preliminary plat and had a notation stating that the frontage road only provided entry to the lots and no exit.
4. In April of 1993, the Bartholomew County Plan Commission considered a concept plan for Driftwood Center Section 2 (MA/C-93-1). As a part of that concept plan, the applicant proposed to amend the location of a possible future road that was shown on the original concept plan for Driftwood Center Section 1. This request was ultimately withdrawn by the applicant at the Plan Commission meeting.
5. In June of 1993, the Bartholomew County Plan Commission approved a minor subdivision (MI/P-93-15) for Driftwood Center Section 2, which created 2 lots, for a total of 10 lots within the entire

Driftwood Center development (Sections 1 and 2). Section 2 is located immediately north of Section 1.

6. In December of 2015, a revised concept plan for Driftwood Center Section 1 (MA/C-15-02) was approved by the Bartholomew County Plan Commission to create 1 additional lot, for a total of 9 lots within Section 1, and 11 lots within the entire Driftwood Center development (Sections 1 and 2). The new lot was proposed to be created by subdividing Lot 7.
7. During the December 2015 meeting, the Plan Commission expressed their desire for sidewalks to be installed along both the frontage road and Hartman Drive frontages of the subject property. They also indicated that they would like the applicant to take additional steps to restrict vehicle exit onto the frontage road.

### **History of this Application:**

The relevant history of this application includes the following: The Bartholomew County Subdivision Review Committee reviewed this application and provided comments to the applicant. The committee forwarded it to the Plan Commission.

### **Planning Consideration(s):**

The following general site considerations, planning concepts, and other facts should be considered in the review of this application:

1. The applicant is proposing to create 1 additional lot within the Driftwood Center Section 1 Major Subdivision by further subdividing Lot 7 into a total of 2 lots.
2. Driftwood Center Section 1 is currently fully developed with a mix of uses such as commercial, mini self-storage, and some industrial uses. Lot 7 has been recently redeveloped as a restaurant (Applebee's). On site there is an existing building and parking lot. The proposed new lot line would divide this lot approximately in half through the parking lot which is intended to be shared between the two lots.
3. This subdivision currently gains access from Hartman Drive and US 31 via a frontage road. The frontage road provides access to lots 6, 7, 8A, 9, and the new lot (Lot 11). The remaining lots within Driftwood Center gain access from Hartman Drive. There was a condition of approval with the original preliminary plat of this subdivision that stated the frontage road could only provide entry to these lots but no exit. Traffic was to exit onto Hartman Drive to access US 31. This condition was intended to prevent motorists from accessing US 31 at Heflin Park Road, which is not at a signalized intersection. According to the provided preliminary plat, these conditions will be applied to the new lot. The applicant has also indicated on the provided preliminary plat that there will be a "Do Not Enter" sign located at the access point serving Lots 7A and 11 to discourage motorists from exiting these two lots back onto the frontage road.
4. The County Highway Engineer has also recommended narrowing the existing driveway at this location to only 15 feet to discourage two-way traffic and further encourage exiting onto Hartman Drive rather than the frontage road. The current access point is 29 feet in width. Section 7.3(Part 1)(D)(2) of the Zoning Ordinance allows an access point to a commercial property to be no wider than 14 feet per lane where typical access is by passenger automobile and 20 feet in width per lane where access is by large vehicles. The current width of the access would allow for 2 lanes that are adequate for large vehicles. The County Engineer stated that the 15 feet in width should still be adequate to facilitate delivery trucks.
5. The Comprehensive Plan Future Land Use map identifies the subject property as being located within a "Development District". The Development District was applied to areas where development is appropriate only on non-flood hazard land, where drainage issues may be adequately addressed, and only if public sewer and water connections are possible. The subject property is immediately adjacent to a developed area and meets these recommendations of the Comprehensive Plan.
6. The subject property is located within the focus area of the Comprehensive Plan's Northern Gateway Land Use and Transportation Plan. The Northern Gateway Plan included recommendations to improve the traffic circulation in this area. These recommendations included the following:
  - Extending Hartman Drive south to Willoughby Drive.
  - Install signage along Hartman Drive that guides traffic to businesses from US 31.
  - Remove the median break at Heflin Park Road creating a right-in/right-out only access to US 31.

This plan also identifies the future land use of the proposed new lot as commercial.

7. On October 17, 2014 a Zoning Compliance Certificate was issued for the construction of Applebee's located on Lot 7A. As a part of this approval, Applebee's was required to install public sidewalks along the Hartman Drive and frontage road frontages. Those sidewalks have not been installed at this time. Also, they were required to have traffic circulation arrows at the frontage road entrance that only pointed to the west in order to discourage traffic from exiting back onto the frontage road. The arrows onsite currently point in both directions. Both of these items were included as conditions when the revised concept plan was approved in December 2015 (MA/C-15-02).

**Subdivision Control Ordinance Consideration(s):**

The following provisions of the Subdivision Control Ordinance apply to the key issues of this application: Section 8-130: *Revision of Plat After Approval*: No changes, erasures, modifications or revisions shall be made in any plat of a subdivision after approval has been given by the Commission and endorsed in writing on the plat, unless said plat is first resubmitted to the Commission and such change(s) approved, unless such changes meet the requirements of an administrative subdivision, in which case the staff may approve the changes.

**RECEIVED**

By Allie Keen at 11:32 am, Dec 15, 2015

## Columbus – Bartholomew County Planning Department

### Subdivision Application

**Planning Department Use Only:**Jurisdiction: ☐ Columbus ☒ Bartholomew County ☐ Joint DistrictDocket No.: MA/P-15-02**Subdivision Application:**Subdivision & Application Type: ☐ Major - Concept Approval ☒ Major - Primary Approval  
☐ Minor (Primary & Secondary Approval) ☐ Agriculture ☐ AdministrativeSubdivision Name: Driftwood Center Section 1 Revised - a Replat of Lot 7**Applicant Information:**Name Edin-Apple, LLCAddress 329 S. Main Street, Suite B Doylestown PA 18901  
(number) (street) (city) (state) (zip)Phone No.: 215-230-8080 Fax No.: N/A E-mail Address: erika@verrichiacompany.com**Property Owner Information (the "owner" does not include tenants or contract buyers):**Name: Edin-Apple, LLCAddress 329 S. Main Street, Suite B Doylestown PA 18901  
(number) (street) (city) (state) (zip)Phone No.: 215-230-8080 Fax No.: N/A E-mail Address: erika@verrichiacompany.com**Property Information:**Property Size: 2.64 acres or \_\_\_\_\_ square feet.Township: GermanAddress 11860 N. U.S. 31 Edinburgh IN 46124  
(number) (street) (city) (state) (zip)or General Location (if no address has been assigned provide a street corner, subdivision lot number, etc):Existing Number of Parcels: 1 (includes total number of lots, parcels, blocks, etc.)Proposed Number of Parcels: 2 (includes total number of lots, parcels, blocks, etc.)

9

**Professional Land Surveyor Information:**

Name: Steven W. Reeves

Address 8901 Otis Street Indianapolis IN 46216  
(number) (street) (city) (state) (zip)

Phone No.: 317-826-7121 Fax No.: N/A E-mail Address: sreeves@schneidercorp.com

**Notification Information** (list the person to whom all correspondence regarding this application should be directed):

Name: Same as above

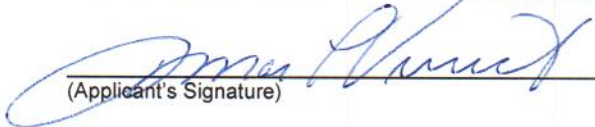
Address \_\_\_\_\_  
(number) (street) (city) (state) (zip)

Phone No.: \_\_\_\_\_ Fax No.: \_\_\_\_\_ E-mail Address: \_\_\_\_\_

How would you prefer to receive information (please check one): ☒ Email ☐ Phone ☐ Fax ☐ Mail

**Applicant's Signature:**

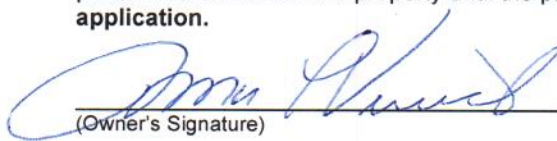
The information included in and with this application is completely true and correct to the best of my knowledge and belief.

  
(Applicant's Signature)

12-11-15  
(Date)

**Owner's Signature** (the "owner" does not include tenants or contract buyers):

I authorize the filing of this application and will allow the Planning Department staff to enter this property for the purpose of analyzing this request. Further, if required by the Plan Commission Rules of Procedure, I will allow a public notice sign to be placed and remain on the property until the processing of the request is complete. **Note: All property owners must sign this application.**

  
(Owner's Signature)

12-11-15  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

\_\_\_\_\_  
(Owner's Signature)

\_\_\_\_\_  
(Date)

**Columbus – Bartholomew County Planning Department**  
**Columbus Major Subdivision Preliminary Plat Checklist**  
(Columbus Subdivision Control Ordinance)

Subdivision Name: Driftwood Center Section 1 Revised -  
a Replat of lot 7

All major subdivision preliminary plat applications must be accompanied by 25 copies of the plat drawing for review by the Plat Committee. An additional 20 copies of the revised drawing are required for Plan Commission review.

Any filing which does not contain all required items as indicated on the list below will be considered incomplete. Submission of all items on this checklist does not relieve the applicant of any other applicable requirement of the subdivision control ordinance.

All plats shall be created as a reproducible drawing with its shortest dimension being no longer than 36 inches. All plats shall be drawn at a scale of either 50 or 100 feet to 1 inch.

**Required Supporting Data:**

1. ☒ The required filing fee (Sec. 16.44.070)
2. ☒ One (1) completed application form
3. ☒ A legal description (Sec. 16.16.040(A))
4. ☒ A description of the private restrictions (covenants) to be incorporated in the plat (Sec. 16.16.040(B & D))
5. ☒ A landscape plan, specifying the type, size, and location of all plants and other landscape materials (Sec. 16.16.040(C))
6. ☒ Any geotechnical or environmental reports relating to the property to be subdivided (Sec. 16.62.040(E))
7. ☒ Preliminary drainage plan (Sec. 16.16.050) containing the following:
  - a. ☒ Delineation of the drainage area, including the location of drainage courses & surface water flow (Sec. 16.16.050(A))
  - b. ☒ Existing on-site drainage facilities and a plan for storm water drainage showing a method of dispersion or retention (Sec. 16.16.050(B))

**Required Subdivision Drawing Contents:**

1. ☒ Name of the subdivision (Sec. 16.16.030(A))
2. ☒ Location by township range & section or other legal description (Sec. 16.16.030(B))
3. ☒ Name & address of the subdivider. (Sec. 16.16.030(C))
4. ☒ Name & address of the surveyor (Sec. 16.16.030(D))
5. ☒ Bar scale (Sec. 16.16.030(E))
6. ☒ North arrow (Sec. 16.16.030(E))
7. ☒ Date (Sec. 16.16.030(E))
8. ☒ Boundary line of the subdivision (Sec. 16.16.030(F))
9. ☒ Boundary lines of adjacent tracts showing ownership (Sec. 16.16.030(G))
10. ☒ Existing zoning of proposed subdivision & adjacent tracts (Sec. 16.16.030(H))
11. ☒ Topographic contours at 2 foot intervals if the slope is less than 10% and 5 foot intervals for slopes of greater than or equal to 10% (Sec. 16.16.030(I))



12. ☒ All existing features, either natural or man-made that may influence the subdivision design (Sec. 16.16.030(J)) including, but not limited to, the following:
- a. ☒ Water courses (floodplain boundaries, labeled with FIRM zone designations and elevations)
  - b. ☒ Regulated drains
  - c. ☒ Tree groves
  - d. ☒ Swamps and/or wetlands
  - e. ☒ Outstanding natural topographical features
  - f. ☒ Power transmission towers & all utility lines
  - g. ☒ Scenic or historic areas
  - h. ☒ Existing buildings
  - i. ☒ Sanitary sewer lines, including location, pipe size, and the direction of flow
  - j. ☒ Water mains, including location, pipe size, and hydrant locations
  - k. ☒ Storm sewer lines, including location, pipe size, and the direction of flow
  - l. ☒ Dry wells
  - m. ☒ Natural gas mains, including location and pipe size
13. ☒ All streets, alley, access easements, and railroad rights-of-way (Sec. 16.16.030(K))
14. ☒ Parks & other public open spaces (Sec. 16.16.030(K))
15. ☒ Permanent buildings and structures (Sec. 16.16.030(K))
16. ☒ Any section & corporation lines within & adjoining the proposed plat (Sec. 16.16.030(K))
17. ☒ Layout of all lots (Sec. 16.16.030(L))
18. ☒ Dimensions of all lots, including minimum area in square feet and front setback lines (Sec. 16.16.030(L))
19. ☒ Layout of all streets, including right-of-way widths and crosswalks (Sec. 16.16.030(M))
20. ☒ Layout & dimensions of all easements (Sec. 16.16.030(M)), including the following:
- a. ☒ Sewer & water
  - b. ☒ Other utilities
  - c. ☒ Drainage
  - d. ☒ Landscape
  - e. ☒ Sign
21. ☒ Parcels of land for public use or common use by subdivision lot owners (Sec. 16.16.030(N))
22. ☒ Sanitary sewer locations, including size and grades, manholes & service connections (Sec. 16.16.030(O))
23. ☒ Water main locations and sizes, including fire hydrants & valves (Sec. 16.16.030(P))
24. ☒ Typical street cross-sections for street width in the subdivision (Sec. 16.16.030(Q))
25. ☒ Plan Commission Primary Approval certificate (Sec. 16.16.030(R) and 16.36.030(A))
26. ☒ Vicinity Map (Sec. 16.16.030(S))



# DRIFTWOOD CENTER SECTION 1, REPLAT OF LOT 7

## OWNERS/SUBDIVIDERS:

EDIN-APPLE, LLC  
329 S. Main Street, Suite B  
Doylestown, PA 18901

## SURVEYOR:

Steven W. Reeves  
THE SCHNEIDER CORPORATION  
Historic Fort Benjamin Harrison  
8901 Otis Avenue  
Indianapolis, IN 46216  
317-826-7100

## PRELIMINARY PLAT

SECTION 15-TION-RSE  
GERMAN TOWNSHIP  
BARTHOLOMEW COUNTY, INDIANA

NOTE: RESERVED RIGHT OF WAY TO BE DEDICATED WITHOUT COMPENSATION BY THE THEN OWNER OF LOT 5 UPON THE DEVELOPMENT OF THE LAND TO THE NORTH OF LOTS 4 AND 5 AND UPON REQUEST OF THE THEN PLANNING AUTHORITY THAT SUCH DEDICATION IS REQUIRED. COST OF IMPROVING THE RESERVED RIGHT OF WAY SHALL BE BORNE ENTIRELY BY THE DEVELOPER OF THE LAND TO THE NORTH. SHOULD THE LAND BE DEVELOPED WITHOUT NEED OF ACCESS TO HARTMAN DRIVE, THE RESERVED RIGHT OF WAY SHALL BE AUTOMATICALLY VACATED AND LOT 5 SHALL HAVE FULL USE AND CONTROL THEREOF.

LOT 5  
DRIFTWOOD CENTER, SECTION ONE  
P.B. "P", PG. 169A  
2.48 ACRES

OWNERSHIP: HHH-RHF PROPERTIES, LLC  
"HARDEES"  
ZONING: "CR"  
(COMMERCIAL REGIONAL CENTER)

LOT 4  
DRIFTWOOD CENTER, SECTION ONE  
P.B. "P", PG. 169A  
2.42 ACRES

OWNERSHIP: CENTRAL DEVELOPMENT INC  
ZONING: "I1"  
(INDUSTRIAL LIGHT)

LOT A2B  
ROBERTS/ADESA ADMINISTRATIVE  
SUBDIVISION  
PLAT BOOK Q, PAGE 312D  
INST. #2002-3773  
2002  
13.33 ACRES

OWNERSHIP: JANE ROBERT-EDINBURGH/CTI LLC  
ZONING: "I1"  
(INDUSTRIAL LIGHT)

LOT 2A  
DRIFTWOOD CENTER, SECTION ONE  
RESUBDIVISION OF LOTS 2 & 3  
P.B. "Q", PG. 116A  
12-21-1995  
3.48 ACRES

OWNERSHIP: STORAGE EXPRESS HOLDINGS II, LLC  
ZONING: "I1"  
(INDUSTRIAL LIGHT)

LOT 6  
DRIFTWOOD CENTER  
SECTION ONE  
P.B. "P", PG. 169A  
8-27-1991  
1.99 ACRES

OWNERSHIP: L & Q REALTY, LLC  
"RICKERS"  
ZONING: "CR"  
(COMMERCIAL REGIONAL CENTER)

LOT 11  
DRIFTWOOD CENTER  
SECTION ONE  
P.B. "P", PG. 169A  
8-27-1991  
2.64 ACRES

OWNERSHIP: EDIN-APPLE, LLC  
SITE UN-DEVELOPED  
ZONING: "CR"  
(COMMERCIAL REGIONAL CENTER)

LOT 7A  
DRIFTWOOD CENTER  
SECTION ONE, LOT 8B  
P.B. "R", PG. 141C  
12-27-2006  
1.06 ACRES

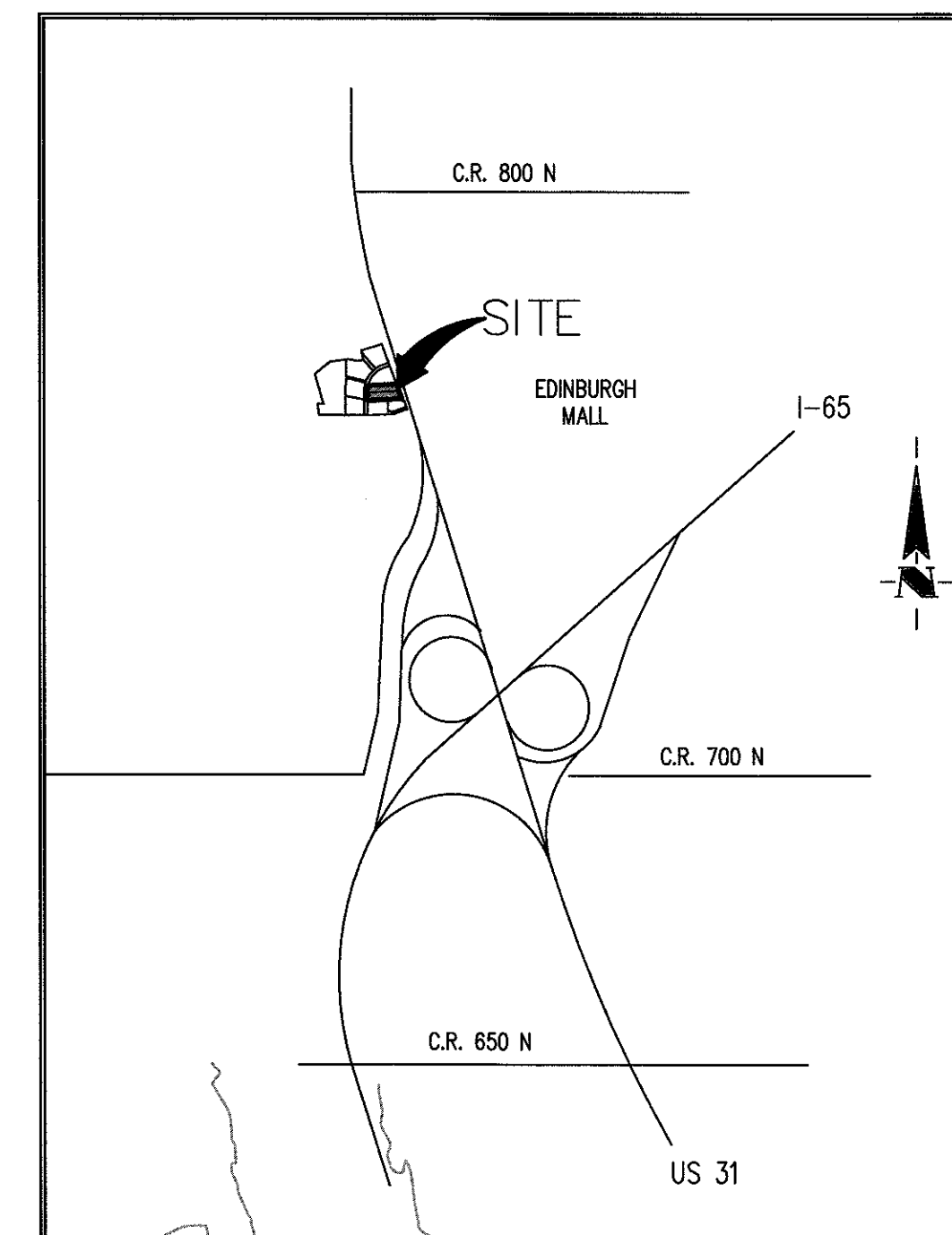
OWNERSHIP: NATIONAL  
RETAIL PROPERTIES, LD  
"TACO BELL"  
ZONING: "CR"  
(COMMERCIAL REGIONAL CENTER)

LOT 8A  
DRIFTWOOD CENTER  
SECTION ONE  
REPLAT OF LOT 8  
P.B. "Q", PG. 179B  
9-3-1996  
2.03 ACRES

OWNERSHIP: A J LODGING CORPORATION  
BEST WESTERN HORIZON INC  
ZONING: "CR"  
(COMMERCIAL REGIONAL CENTER)

PLAT NORTH  
SCALE 1" = 50'

## SITE MAP



## Primary Approval Certificate:

PRIMARY APPROVAL  
Under authority provided by I.C.,  
36-7-4-700, Subdivision Control, and any  
amendments thereto, this plat was given  
PRIMARY APPROVAL by the County of  
Bartholomew, Indiana as follows:

Approval by County Plan Commission at a  
meeting held \_\_\_\_\_  
20\_\_

President \_\_\_\_\_

Secretary \_\_\_\_\_

## LEGEND

- STORM SEWER INLET
- SANITARY SEWER MANHOLE
- FIRE HYDRANT
- WATER VALVE
- SIGN
- EXISTING UTILITIES:
- OVERHEAD UTILITY LINE
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS LINE
- UNDERGROUND WATER LINE
- UNDERGROUND STORM SEWER
- EDGE OF TREES



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## DRIFTWOOD CENTER SECTION 1

## REPLAT OF LOT 7 PRELIMINARY PLAT

11860 N. U.S. Highway 31, Edinburg, Indiana

EDIN-APPLE, LLC

329 S. Main Street, Suite B, Doylestown, PA 18901

CLIENT INFORMATION:  
PROJECT INFORMATION:

DATE: 12-14-2015 PROJECT NO.: 9207.003

DRAWN BY: SWR CHECKED BY: RGL

REVISIONS:  
SWR 12/28/2015 revised per 12-18 comments

DRAWING FILES:  
T:\98\9207\003\dwg\Preliminary Plat.dwg

SHEET NO.:

1

of 1